



Town of North Kingstown, Rhode Island

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North Kingstown, RI 02852-5762
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Web: www.northkingstown.org

TO: Michael Embury, Town Manager

FROM: Jonathan J. Reiner, Director of Planning

DATE: November 15, 2012

RE: Recommendations to implement the Route 2/102 recommendations

cc: Planning Commission
Jeannette Alyward, Town Clerk
2/102 Stakeholder Group

Attached please find the proposed changes to the North Kingstown Comprehensive Plan as well as the Zoning Ordinance and Zoning Map amendments to implement the recommendations of the 2/102 Stakeholder Group for the western Route 2/102 intersection. These items are advertised for a joint public hearing before the Planning Commission and Town Council for November 29, 2012. Please see that attached advertisements that are appearing in the Standards Times for these items.

The process to work towards a unified vision for this intersection has taken a considerable amount of time and effort by many parties. A full report of the process and the recommendations as well as the materials reviewed and meeting summaries can be reviewed in the Stakeholder Group report which is being submitted to you for distribution to the Town Council under separate cover.

The changes to the Comprehensive Plan are primarily to establish a new designation for the town's Future Land Use Map called "Rural Gateway". The primary purposes of this Rural Gateway area include limiting the geographic extent of the proposed Compact Village District Area for this intersection to the parcels identified by the Stakeholder Group, and to allow for the mix and intensity of uses that were recommended by the Group. There are also some minor text amendments proposed to section of the Comprehensive Plan for future implementation of these policies. The Town is also proposing changes to the Water Service Area (WSA) to include these same parcels of land at the western 2/102 intersection and to remove land currently in the WSA elsewhere. In addition, the changes to the WSA would implement recommendations of the Water and Planning Departments to reduce the total land area of the WSA to encourage and direct infrastructure investment to areas where the Town envisions growth in the future, and would reduce the WSA in areas that are primarily zoned lower density residential. This would have the added benefit of reducing future water use from *new* residential development, and having available infrastructure for the areas where the town has directed growth to in our

Comprehensive Plan and Zoning Ordinance. These changes to the WSA were NOT part of the 2/102 Stakeholder Group recommendation. This was one of the items that they were unable to fully address in the time period allotted.

The changes to the Zoning Ordinance proposed would change the zoning on the Corner Tavern and Bald Hill Garden Center parcels from General Business to the Compact Village Development (CVD) designation.

In addition to these proposed changes from the 2/102 process, there are also proposed changes to the Comprehensive Plan and Zoning Ordinance for the application for Rolling Greens to change that area to a CVD development. The Planning Commission gave a positive recommendation on the Comprehensive Plan and Zoning Ordinance amendments for the changes for the Rolling Greens parcel at their meeting of November 14, 2012 with conditions, but that information is not being forward to the Town Council at this time because the Planning Commission also needs to vote on the Master Plan prior to sending the complete recommendation package to the Town Council per state and local law. The Planning Commission is scheduled to meet on November 20, 2012 to discuss and vote on the Master Plan for Rolling Greens. After that meeting, recommendations for both the Comprehensive Plan and Zoning Ordinance will be forwarded to the Town Council.

The recommendations from the Planning Commission for the implementation items of the 2/102 process that are attached to this memo will occur at the joint public hearings to be held on November 29, 2012 with both the Planning Commission and the Town Council. These same items are also scheduled to be informally discussed at the November 20, 2012 Planning Commission meeting.

If you should have any questions or require additional information, please feel free to contact me at jreiner@northkingstown.org or 268-1570.

Attachment 1 – Recommended changes to the Comprehensive Plan and Zoning Ordinance

Attachment 2 – Advertisement for changes to the Comprehensive Plan

Attachment 3 – Advertised changes to the Zoning Ordinance

AMENDMENTS TO THE COMPREHENSIVE PLAN

LAND USE ELEMENT

E. LAND USE DESCRIPTIONS

Add the following language under “Other Designations”

Rural Gateway

This area includes parcels surrounding the intersection of Routes 2 and 102 due west of Route 4 as shown on the Future Land Use Map. The land use goal of this area is to allow for a mix of planned commercial, residential, and agricultural uses that effectively transition from the more intense retail/transit oriented development east of Route 4 to the rural landscapes north, south and west of the intersection. In order to protect the underlying aquifer, adjacent residential neighborhoods, and overall rural character, tools and techniques appropriate to this area may include Compact Village Development, Transfer of Development Rights, Conservation Development, purchase of development rights, special provisions for agricultural operations, and the application of strict design standards. The boundaries of this district were carefully selected, and expanding these boundaries to convert residential land use designations to commercial shall be considered contrary to the purposes of this designation.

GOAL LU.1 MAINTAIN THE CHARACTER OF NORTH KINGSTOWN WHILE PRESERVING AND ENHANCING ITS SCENIC BEAUTY, NATURAL RESOURCES AND CULTURAL HERITAGE.

Objective LU.1.2 Encourage development and redevelopment in existing and proposed villages based upon the concept of the traditional compact New England village and work to ensure full accessibility of the village for its occupants and visitors.

Action LU.1.2.2 Consider appropriate locations to apply the ~~Village District Ordinance~~ Compact Village Development Ordinance (CVD) such as the targeted Growth Centers Rural Gateway and the Allenton, Hamilton, and Lafayette study areas identified in the Transfer of Development Rights and Identification of Village Centers project.

Objective LU.1.6 Encourage opportunities for commercial, office, and industrial land uses to increase local employment and tax income to the Town, while protecting the environment.

Action LU.1.6.1 Establish new mixed use center considering the following:

- Targeted Growth Centers on Post Road
- Implementation of the Village Center Zoning
- TOD at Wickford Junction
- Implementation of Compact Village Development (“CVD”) as appropriate

CONDITIONS OF APPROVAL FOR CVD ZONING DESIGNATION IN THE RURAL GATEWAY

1. Buffering between parcels zoned “CVD” and existing residential development shall be designed to ensure compliance with existing standards for screening and noise protection. Additionally, parcels 102/6 and 102/7 shall develop and maintain a 50-foot wide vegetated buffer along the property edges that abut residential neighborhoods existing at the time the CVD ordinance was first adopted.

The provision above addresses the neighborhood concerns about buffering the Plain Road residences from future development of the Bald Hill and Corner Tavern parcels.

2. The extent of commercial development allowed on parcels 110/2; 110/3; 110/4; 110/5; 110/6; 110/7; 110/9; 110/10; 110/11; 126/5 shall be limited to 32,000 square feet.
3. The extent of residential development allowed on parcels 110/2; 110/3; 110/4; 110/5; 110/6; 110/7; 110/9; 110/10; 110/11; 126/5 shall be limited to 188 bedrooms.

Provisions 2 and 3 above address development limitations for those properties included in the Rolling Greens application.

4. The extent of commercial development allowed on parcel 102/7 shall be limited to 6,000 square feet.
5. The extent of commercial development allowed on parcels 102/6; 102/8; and 102/25 shall be limited to 20,000 square feet.
6. The extent of residential development allowed on parcels 102/6; 102/8; and 102/25 shall be limited to 20 bedrooms.

Provisions 4 through 6 above deal with limitations on the Corner Tavern and Bald Hill Nursery parcels.

7. As part of any restrictions imposed on parcels 102/6; 102/7; 102/8; and 102/25 that would limit their development potential beneath what is already established pursuant to the nitrogen loading limitations in place, the Town of North Kingstown shall pursue the purchase of those development rights that may have been removed through these new limitations.

Provision number 7 above reflects discussion among the Stakeholder Group that development rights can be purchased as part of any down-zoning that would occur on the Corner Tavern and Bald Hill Nursery parcels. The Town can consider whether this approach is desirable and what the funding mechanisms might be for purchasing a portion of the development rights that exist today. Provisions 4 through 6 can be adopted with or without this condition.

8. Height of buildings within the Rural Gateway CVD shall be limited to two stories or 25 feet.

The Stakeholder Group approved this almost unanimously.

9. Attached or detached signage within the Rural Gateway CVD shall be constructed of wood, stone or other natural material. Lighting for signage shall be indirect and downward facing.

The Stakeholder Group approved this almost unanimously. Consistent with the Stakeholder Group's guiding principles, downward facing indirect lighting will help to maintain character and protect visibility of the night sky.

10. Pursuant to Section 21-95.g.3.d, design for bicycle circulation shall be consistent with the goal of providing safe, well-designed passage due west, east and south of the project area.
11. The Town herein acknowledges that the geographic extent of the CVD designation was vetted through an intensive public and stakeholder group discussion. Accordingly, the provisions under 21-95.b.4 shall be strictly enforced. Additionally, VR-20 parcels adjacent to the CVD shall not be eligible for annexation to the CVD.

If the study area parcels are rezoned to mixed use, a major concern was the idea that the district might "creep" east, west or south and subsequently damage the "rural village center" concept that was important to many members of the group and the public. Provision 11 above addresses this by specifically removing the VR-20 from eligibility for annexation to a CVD.

NOTICE OF PUBLIC HEARING
NORTH KINGSTOWN TOWN COUNCIL

November 29, 2012

PROPOSED AMENDMENTS TO THE ZONING ORDINANCE AND MAP

A public hearing will be held before the North Kingstown Town Council for all interested persons at the Beachwood Senior Center, 44 Beach Street, North Kingstown, RI on Thursday, November 29, 2012 at 7:00 PM, for the purpose of considering the proposed amendments to the zoning ordinance and zoning map.

The proposed amendments are requesting to amend the zoning ordinance and map so as to change the land use classifications of the below described properties to Compact Village Development (CVD):

PARCELS	CURRENT ZONING CLASSIFICATION
AP 102 Lot 8	GB/GW1
AP 102 Lot 25	GB/GW2
AP 102 Lot 6	GB/GW1
AP 102 Lot 7	GB/GW1



Copies of the proposed amendment may be examined at the Department of Planning and Development in the Town Hall Annex, 55 Brown Street Monday through Friday, 8:30 AM to 3:30 PM. Copies of the proposed amendment may also be examined at the Town Clerks Office in the North Kingstown Town Hall, 80 Boston Neck Road, Monday through Friday, 8:30 AM to 4:30 PM. Proposed amendments may be altered or amended prior to the close of the public hearing without further advertising, as a result of further study, or because of the views expressed at the public hearing. Any such alteration or amendment must be presented for comment in the course of any said public hearing.

The town will provide interpreters for the hearing impaired provided three (3) days notice is provided by calling 401-294-3331 ext. 120.

Jeannette Alyward
Town Clerk

NOTICE OF PUBLIC HEARINGS
NORTH KINGSTOWN PLANNING COMMISSION AND TOWN COUNCIL

November 29, 2012

TO CONSIDER AN AMENDMENT TO THE NORTH KINGSTOWN COMPREHENSIVE PLAN

Two public hearings will be held, one before the North Kingstown Planning Commission and the other public hearing will be held before the North Kingstown Town Council for all interested persons in the **Beachwood Senior Center, 44 Beach Street, North Kingstown, RI 02852, on Thursday, November 29, 2012 at 7:00 PM**, for the purpose of considering amendments to the North Kingstown Comprehensive Plan text, Future Land Use Map, and Water Service Area map. The Planning Commission will hold a public hearing, and after the close of that hearing the Town Council will hold a public hearing to consider the same Comprehensive Plan amendments.

1. Water Service Area Map Amendment

The amendments will change the North Kingstown Water Service Area map to include areas in town that are currently targeted for future growth and development such as Hamilton, Allenton, Lafayette, Wickford, Post Road, Wickford Junction, and the western intersection of Route 2 and 102 in the vicinity of the Corner Tavern and Rolling Greens. This also includes the existing commercially zoned area of Quaker Lane from the 2/102 intersection to the North Kingstown/East Greenwich Town boundary, and the Light Industrial area in the vicinity of Dry Bridge Road. All other areas in town not listed above will be removed from the Water Service Area Map.

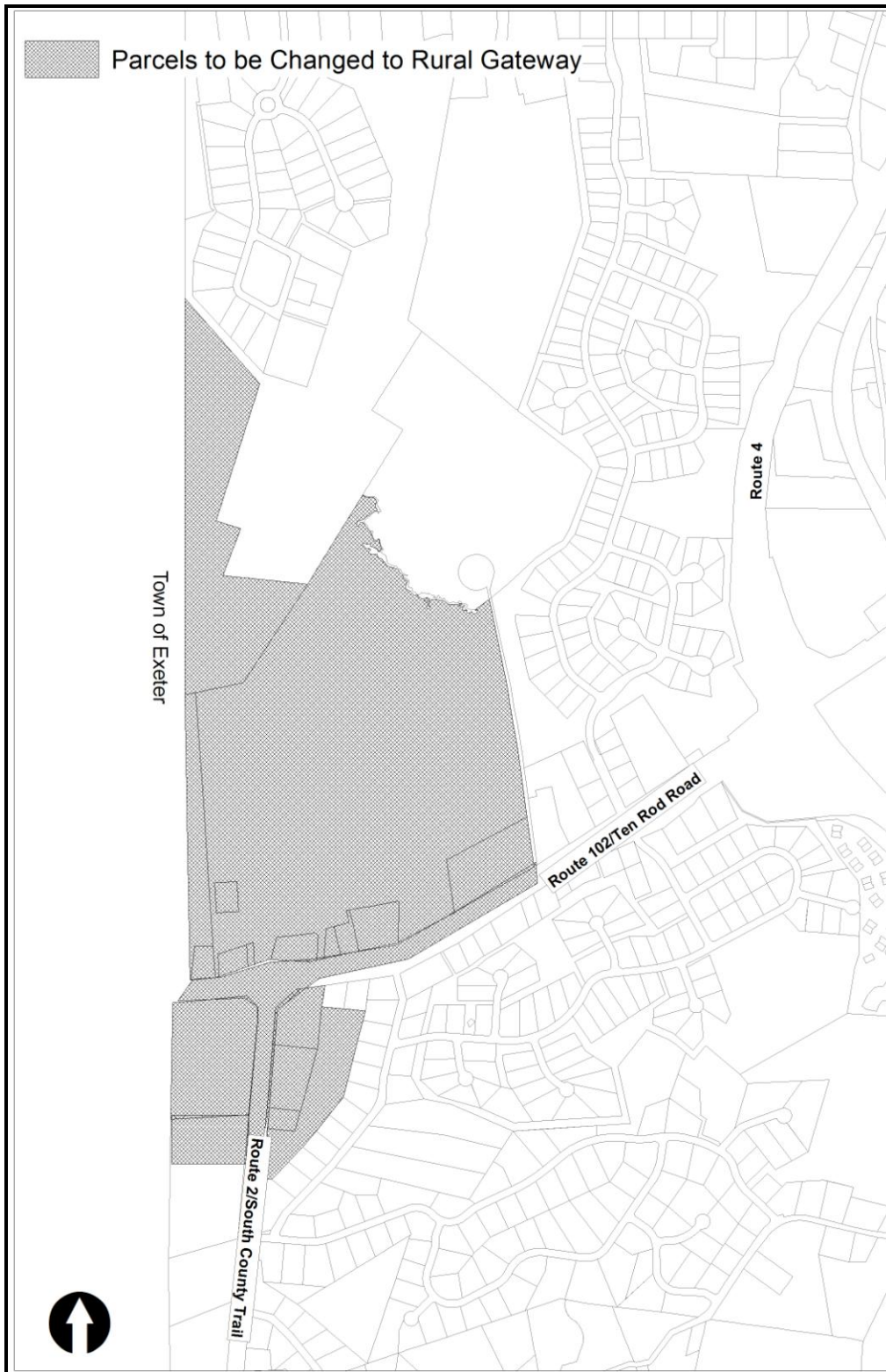
2. Future Land Use Map Amendment and Text Amendments

The amendments will incorporate changes to the North Kingstown Comprehensive Plan text to provide a description of a Rural Gateway and include language for implementation and use of such designation for the properties surrounding the western Route 2/102 intersection.

The amendments would change the North Kingstown Comprehensive Plan land use map and text to change the land use classification of the following:

PARCELS	CURRENT LAND USE MAP DESIGNATION	PROPOSED FUTURE LAND USE MAP DESIGNATION
AP 110 Lot 2	C	Rural Gateway (RG)
AP 110 Lot 3	C	Rural Gateway (RG)
AP 110 Lot 4	MDR	Rural Gateway (RG)
AP 110 Lot 5	MDR	Rural Gateway (RG)
AP 110 Lot 6	LDR or MDR	Rural Gateway (RG)
AP 110 Lot 7	MDR	Rural Gateway (RG)
AP 110 Lot 9	MDR	Rural Gateway (RG)
AP 110 Lot 10	C	Rural Gateway (RG)
AP 110 Lot 11	MDR or C	Rural Gateway (RG)
AP 126 Lot 5	LDR or MDR	Rural Gateway (RG)
AP 102 Lot 11	C	Rural Gateway (RG)

AP 102 Lot 133	MDR or C	Rural Gateway (RG)
AP 102 Lot 8	MDR	Rural Gateway (RG)
AP 102 Lot 25	MDR	Rural Gateway (RG)
AP 102 Lot 6	MDR	Rural Gateway (RG)
AP 102 Lot 7	MDR	Rural Gateway (RG)



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proposed amendment may also be examined at the Town Clerks Office in the North Kingstown Town Hall, 80 Boston Neck Road, Monday through Friday, 8:30 AM to 4:30 PM.

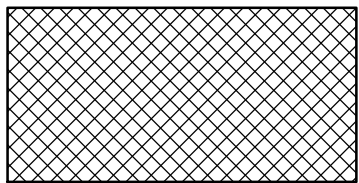
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The town will provide interpreters for the hearing impaired provided three (3) days notice is provided by calling 401-294-3331 ext. 120.

Jeannette Alyward
Town Clerk

Display Ad (DO NOT RUN AS LEGAL AD). State law requires normal size type. Display ad to appear in the November 15, 22, and 29, 2012 issues of the Standard Times.

TO BE PAID BY THE TOWN OF NK



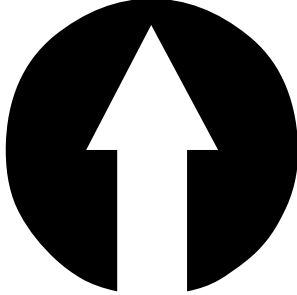
Parcels to be Changed to Rural Gateway

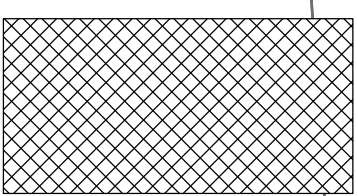
Town of Exeter

Route 4

Route 102/Ten Rod Road

Route 2/South County Trail



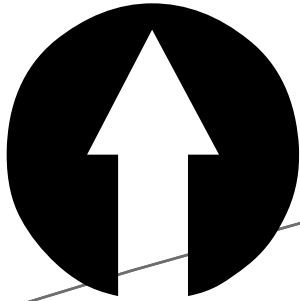


Parcels to be Changed to Compact Village District (CVD)

Town of Exeter

Route 102/Ten Rod Road

Route 2/South County Trail

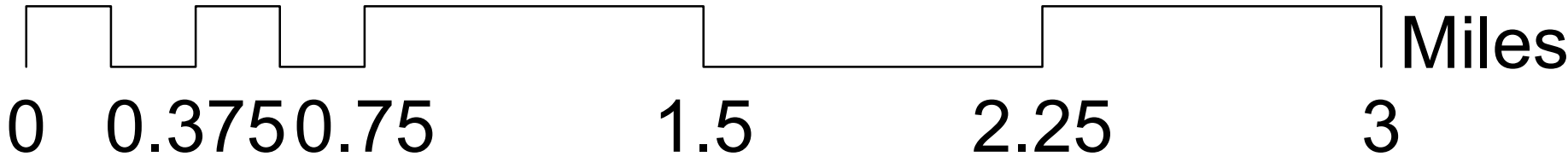
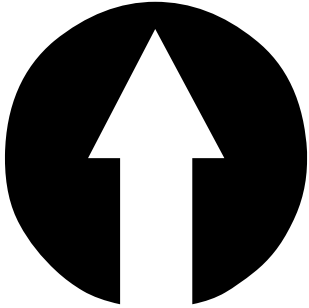
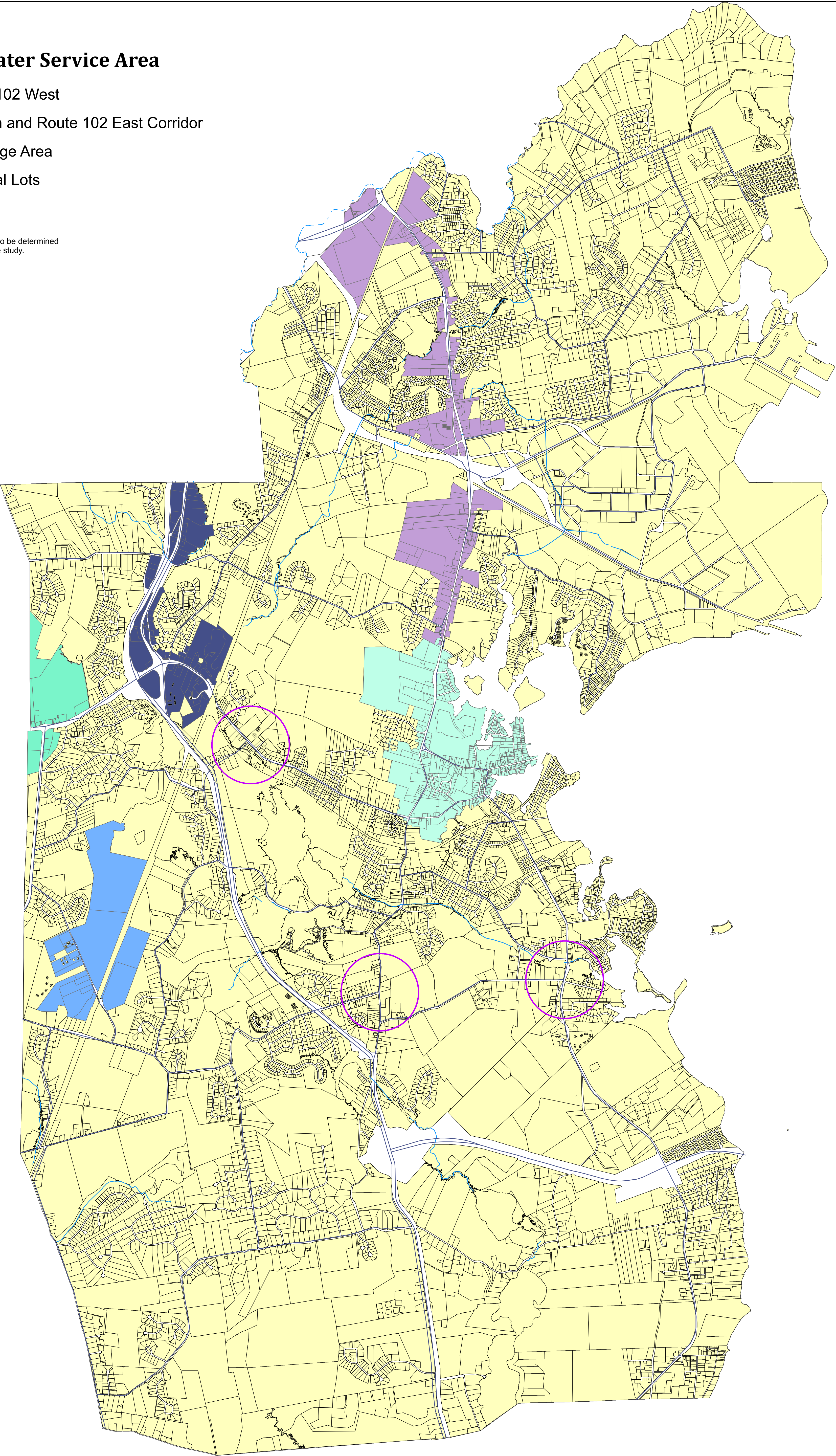


Proposed Water Service Area Revision

Proposed Water Service Area

- Route 2 and 102 West
- Route 2 North and Route 102 East Corridor
- Wickford Village Area
- Light Industrial Lots
- Post Road

Proposed boundaries to be determined by results of the village study.



This map is for reference purposes only. The Planning Department utilizes this information as a reference tool for review. This map is not intended for use as a site plan.

